



Jennifer Jolley, Director

Eric Merlo, Assistant Director  
 Corinne King, Deputy Director of Planning  
 Tim Burns, Code Enforcement Chief  
 Jay Clayton, Senior Building Inspector

**NOTICE OF DETERMINATION**

TO:  Office of Planning & Research  
 P. O. Box 3044, Room 212  
 Sacramento, California 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, California 95205

County Clerk, County of San Joaquin

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number: 2019029020

**PROJECT TITLE:** Major Subdivision No. PA-2100280

**PROJECT LOCATION:** The project site is located on the south side of E. State Route 12, 1,555 feet west of N. Locust Tree Rd., Victor, San Joaquin County. (APN/Address: 051-120-56 / 9296 E. State Route 12, Lodi) (Supervisory District: 4)

**PROJECT DESCRIPTION:** Major Subdivision application to divide a 14.57-acre parcel zoned Rural Residential (R-R) into 7 parcels with a 2-acre lot minimum. The resulting parcels will utilize on site private wells and septic systems for residential development. Storm water drainage will be natural. A cul-de-sac is proposed to access 3 of the parcels. A 25-foot-wide access easement is proposed for the benefit of the remaining 4 parcels. This parcel is not under a Williamson Act Contract.

The Property is zoned R-R (Rural Residential) and the General Plan designation is R/R (Rural Residential).

**PROPONENT:** Christopher W. & Diane B. Knoll Trust / Dillon & Murphy

This is to advise that the San Joaquin County Planning Commission has approved the above described project on December 15, 2022, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:  Date: 12/28/22

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_